173.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,600 / 621,600
					USE VALUE:	621,600 / 621,600
					ASSESSED:	621,600 / 621,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CZEKAJ JEFFREY M
Owner 2:	EDELMAN JACY
Owner 3:	
Street 1:	12 LORNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WICKWIRE BETH -
Owner 2:	-
Street 1:	12 LORNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	242,500		379,100	621,600
Total Card	0.093	242,500		379,100	621,600
Total Parcel	0.093	242,500		379,100	621,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.69 /Parcel: 404.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115011

GIS Ref

GIS Ref

Insp Date 11/29/18

PREVIOUS ASSESSMENT

Parcel ID 173.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	242,500	0	4,050.	379,100	621,600		Year end	12/23/2021
2021	101	FV	234,200	0	4,050.	379,100	613,300		Year End Roll	12/10/2020
2020	101	FV	234,200	0	4,050.	379,100	613,300	613,300	Year End Roll	12/18/2019
2019	101	FV	208,300	0	4,050.	373,600	581,900	581,900	Year End Roll	1/3/2019
2018	101	FV	208,300	0	4,050.	287,000	495,300	495,300	Year End Roll	12/20/2017
2017	101	FV	208,300	0	4,050.	270,800	479,100	479,100	Year End Roll	1/3/2017
2016	101	FV	208,300	0	4,050.	249,100	457,400	457,400	Year End	1/4/2016
2015	101	FV	195,100	0	4,050.	232,800	427,900	427,900	Year End Roll	12/11/2014

!13421!

PRINT

Date	Time
12/30/21	17:00:59

LAST REV

Date	Time
01/12/21	10:56:07
mmcmakin	

PAT ACCT. 13421

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WICKWIRE BETH,	76473-582	1	12/18/2020		665,000	No	No		
REMILLARD DAVID	70054-484		10/10/2017	Estate/Div	1	No	No		
DEAKIN DAVID A/	43111-583		6/22/2004		385,000	No	No		
WEISMANN ALOYSI	26324-542		5/17/1996		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2003	275	Redo Bas	21,251					LDRY RM, FAM RM, &

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
11/29/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	163	PATRIOT
7/19/2005	MLS	BR	B Rossignol
7/19/2005	Permit Visit	BR	B Rossignol
9/23/2004	MLS	MM	Mary M
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115011
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	74050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297867
Depreciation:	55403
Depreciated Total:	242464

COMMENTS

SMALL DORMER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

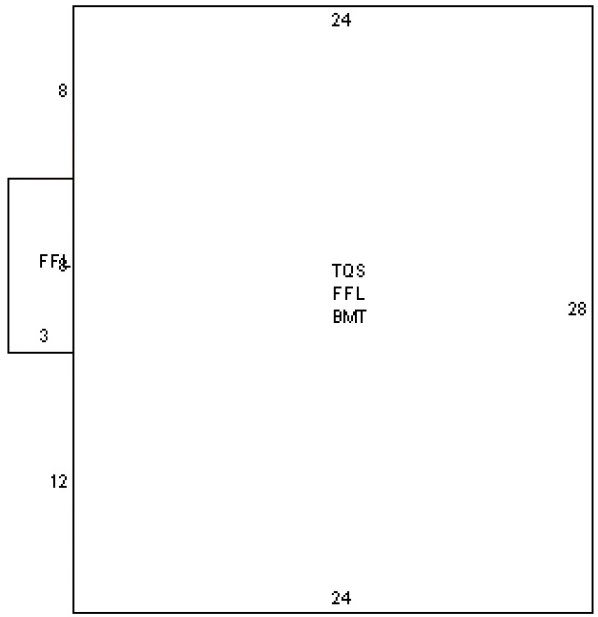
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.00
Special Features:	0	Val/Su Net:	129.54
Final Total:	242500	Val/Su SzAd	202.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	696	147.000	102,312
BMT	Basement	672	70.560	47,416
TQS	3/4 Story	504	147.000	74,088
	Net Sketched Area:	1,872	Total:	223,816
Size Ad	1200	Gross Area	2040	FinArea 1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc